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14 Russell Road Partington Manchester M31 4DZ

£199,995

FULLY RENOVATED! HOME ESTATE AGENTS are pleased to offer for sale this recently renovated three bedroom bay fronted semi detached family residence which is being sold with no vendor chain. If you are looking for a property in genuine 'move in' condition be sure to book your viewing. In brief the accommodation comprises entrance vestibule, welcoming hallway, bay fronted lounge, dining room, modern fitted kitchen, shaped landing, the three well proportioned bedrooms & a contemporary four piece bathroom suite. The property is warmed by gas central heating & is fully uPVC double glazed. To the front of the property there is a driveway providing ample off road parking, double gates to the side for access leading to the rear garden & garage. To the rear there is an ornate southerly facing rear garden which is fenced for privacy. To book your viewing call the team at HOME.

- No chain!
- Fully renovated
- Bay fronted semi detached
- Vestibule & hallway
- Lounge
- Dining room
- Modern fitted kitchen
- Four piece bathroom suite
- Three bedrooms
- Gardens, driveway & garage

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Entrance vestibule

uPVC double glazed door to the front and uPVC double glazed surround. Entrance through to the hallway.

Hallway

Door to the front, radiator and stairs to the first floor.

Lounge 15'10 x 12'0 (4.83m x 3.66m)

uPVC double glazed bay window to the front, radiator and open through to the dining room. Feature fireplace housing a living flame gas fire.

Dining room 11'0 x 10'2 (3.35m x 3.10m)

uPVC double glazed French doors leading to the rear garden and radiator.

Kitchen 10'9 x 8'0 (3.28m x 2.44m)

uPVC double glazed window to the rear and door to the side. A range of matching fitted wall and base units with a rolled edged worktop over. Incorporating a single unit sink with mixer tap and splash tiling. Integrated hob, oven and extractor fan. Space for other appliances. Cupboard housing gas central heating boiler.

Shaped landing

Balustrade and uPVC double glazed window to the side.

Bedroom one 14'3 x 11'0 (4.34m x 3.35m)

uPVC double glazed bay window to the front and radiator.

Bedroom two 11'3 x 11'0 (3.43m x 3.35m)

uPVC double glazed window to the rear and radiator.

Bedroom three 7'0 x 7'9 (2.13m x 2.36m)

uPVC double glazed window to the rear and radiator.

Bathroom

uPVC double glazed opaque windows to the rear and the side. A four piece suite comprises low level WC, wash hand basin, bath and shower cubicle. Tiling to compliment and tiled floor. Ladder radiator and spotlights.

Garage

A detached garage located to the rear. Up and over door to the front.

Externally

To the front of the property there is a driveway providing ample off road parking, double gates to the side for access leading to the rear. To the rear there is an ornate southerly facing rear garden which is fenced for privacy.

Tenure

We have been advised that the property is Leasehold with a ground rent of £10.00 payable annually.

Council tax

The council tax band is C.

Property disclaimer

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate. Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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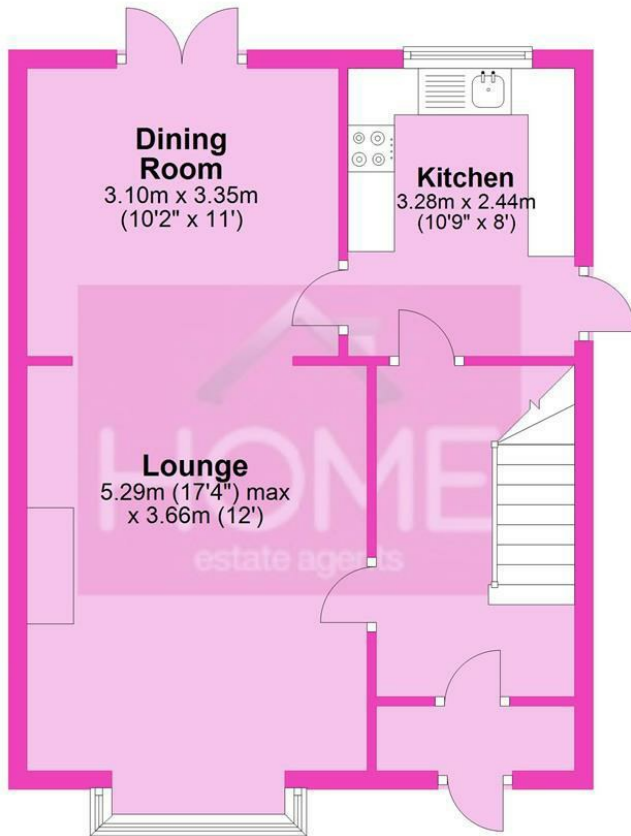
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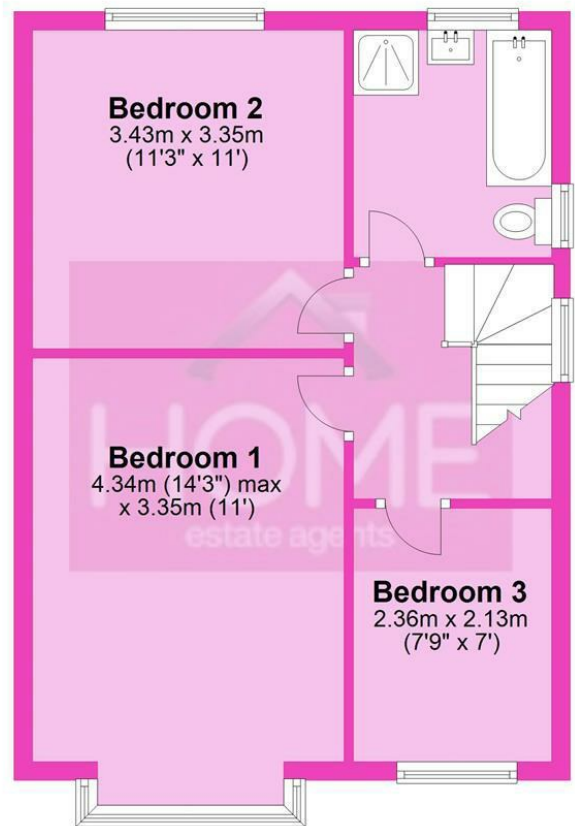
Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



Total area: approx. 91.2 sq. metres (982.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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